



City of Santa Barbara
Planning Division

Memorandum

DATE: June 29, 2005

TO: Planning Commission

FROM: Planning Division, (850) 564-5470
Jan Hubbell, AICP, Senior Planner
Victoria Greene, Project Planner

SUBJECT: 687 Grove Lane Revised Tentative Subdivision Map

BACKGROUND:

On November 11, 2004, the Planning Commission held a public hearing to consider a proposed three lot subdivision and associated modifications. Commissioners and members of the public were concerned about compatibility of the proposed subdivision and future development with the existing neighborhood. The hearing was continued indefinitely to provide the applicant the opportunity to redesign the project to address the Commission's concerns. The Planning Commission directed the applicant to consider the following items in a redesigned project:

- Reevaluation of the access location for Parcel C;
- Reconfiguration to a two-lot subdivision instead of three lots;
- Development of design criteria for future residences to address neighborhood compatibility; and
- Exploration of opportunities to underground utilities.

RECOMMENDATION:

The project revisions described below address the bulk of the concerns identified by the Planning Commission. Therefore, Planning Staff recommends the Planning Commission make the required findings included in the Staff Report (Exhibit D) and approve the Tentative Subdivision Map, Modification and Waiver subject to the Revised Conditions of Approval contained in Exhibit A.

REVISED PROJECT DESCRIPTION:

The revised project continues to propose the subdivision of a 38,891 square foot (0.9 acre) site into three parcels of 22,316 square feet (s.f.), 9,065 s.f. and 7,510 s.f. Lot A is developed with a single family residence and two car garage. A landscape easement area of 1,187 square feet would be appurtenant to this lot. Lots B and C are undeveloped.

The revised parcel configuration increases the size of Lot B by 365 square feet by shifting the northern property boundary seven feet to the north and decreasing the lot

width by less than a foot. Lot B is burdened by driveways to access Lot A to the west and Lot C to the north. Future development of this lot is now proposed to be limited to a single story house with a maximum height of 16 feet and no more than 1,700 square feet of habitable and accessory space and no more than a 500 s.f. two-car garage. Development would be limited to a designated development envelope of 3,480 s.f. The driveways are proposed to be of stamped concrete, pavers, ribbon or similar materials with a 3 foot planter strip next to the eastern property boundary. The applicant also proposes future development be subject to review and approval by the Architectural Board of Review.

Proposed Lot C would be 7,510 square feet in size. Development is proposed to be limited to a 4,270 square foot development envelope. A future residence would be limited to 16 feet in height with no more than 2,500 square feet of habitable and accessory space and a 500 square foot garage to be located at the southern part of the lot. This lot would be accessed by a driveway across Lot B. A landscape easement area of 1,209 square feet would be appurtenant to this lot. Future development is proposed to be subject to review and approval by the Architectural Board of Review.

The driveway alignment has been redesigned to provide less of an angle adjacent to the road right-of-way and has moved away from the eastern property boundary to provide a three foot planter strip.

In response to concerns regarding undergrounding of utilities, the applicant offered to fund undergrounding of utilities served off the power poles at the back of the site to 668 and 714 Willowglen Road. The owner of 714 Willowglen has accepted this offer and the owner of 668 Willowglen is still considering the offer.

DISCUSSION:

The Planning Commission suggested the applicant study reconfiguration of the subdivision from three to two lots. The applicant has elected to maintain their request for three lots while incorporating measures to limit the size and height of future development. Limiting the height and size of structures on Lots B and C and adding a requirement for ABR review of development on these lots would address concerns regarding compatibility of the scale of development with the surrounding neighborhood. It would also ensure that the shape and constraints on Lot B do not result in development of a two story structure in a neighborhood characterized by single story residences. Proposed lot sizes would conform to existing lots in the vicinity which range in size from 7,800 to 15,000 square feet.

Transportation staff has reviewed the realignment of the access driveways and finds the proposed design acceptable.

Undergrounding of utilities to the neighboring properties at 668 and 714 Willowglen Road would allow for two existing power poles on the project site to be removed, to the

benefit of the applicant's mountain views. If the utilities to 668 Willowglen are not undergrounded, a utility pole would continue to be required at the western corner of Lot C.

The proposed conditions of approval have been revised to reflect the changes to the project description, including off-site undergrounding of utilities, and the proposed limitations on future development. Revised conditions are provided in Exhibit A.

The revised project is still categorically exempt pursuant to CEQA Guidelines §15315, minor divisions of land.

The project is consistent with applicable General Plan policies and zoning regulations, subject to approval of the requested street frontage modification and waiver. Staff believes that the proposed subdivision would be compatible with the surrounding area.

EXHIBITS:

- A. Revised Conditions of Approval
- B. Site Plan
- C. Applicant letter dated May 12, 2005
- D. Original Staff Report dated November 4, 2005
- E. Planning Commission Meeting Minutes of November 11, 2004